




Solicitors & Estate Agents
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32 Hillhouse Wynd
KIRKNEWTON, WEST LOTHIAN, EH27 8BU

32 HILLHOUSE WYND

The property is situated in the village of Kirknewton approximately 10 miles from Edinburgh City centre. A local Primary School feeds to very highly regarded Balerno High School. The village has a railway station offering trains to Edinburgh Waverley and to Glasgow's Central Station. There is excellent road access to Edinburgh airport and the whole of the Central Scottish Motorway Network. At Hermiston, next to Heriot-Watt University is a popular park and ride facility with regular and frequent bus services to Edinburgh City centre. Almondvale Shopping Centre in Livingston and the McArthur Glen Designer Retail outlet are a short drive away, offering high street shops, a variety of restaurants, cinema complex and a health club. To the east, you will discover the Gyle shopping centre again offering more high street shops.

McEwan Fraser Legal is delighted to present this superb three bedroom, detached, property to the market. Offered in excellent condition, the property would make a fantastic starter home for a young family. The accommodation comprises of a master bedroom with en-suite, two further bedrooms, breakfasting kitchen, spacious lounge, cloakroom, master bathroom, driveway and private front and rear gardens.

You enter the property through a welcoming

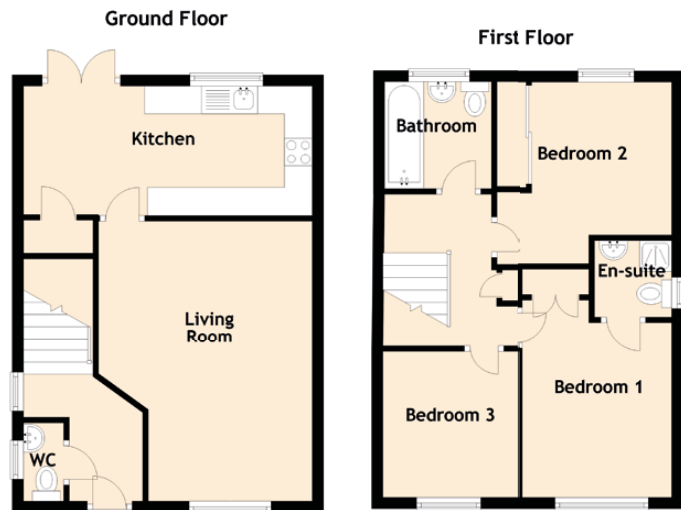
hallway, with WC and the lounge is located to your right. Enjoying ample natural light through a large picture window, the lounge offers excellent proportions and can happily accommodate a large suite of furniture with plenty of space for additional free standing furniture. To the rear of the ground floor, a contemporary kitchen breakfast room runs the full width of the property. The kitchen comprises a generous range of base and wall that offer excellent prep and storage space. Gas hob, extractor hood, electric oven and grill, fridge freezer, washing machine and dishwasher are integrated. Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom which comes complete with a large integrated wardrobe, ample floor space and an en-suite shower room. There are two further bedrooms. The internal accommodation is completed by the contemporary bathroom which is partially tiled and comprises a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of a mono-blocked driveway and a private rear garden which is mainly laid to lawn.

Early viewing is highly recommended.



PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Living Room 5.03m (16'6") x 4.16m (13'8")
 Kitchen 5.19m (17") x 2.33m (7'8")
 Bedroom 1 3.13m (10'3") x 2.67m (8'9")
 En-suite 1.48m (4'10") x 1.40m (4'7")
 Bedroom 2 3.15m (10'4") x 2.74m (9')

Bedroom 3 2.61m (8'7") x 2.42m (7'11")
 Bathroom 1.93m (6'4") x 1.91m (6'3")
 WC 1.50m (4'11") x 0.92m (3')

Gross internal floor area (m²) - 78m²

EPC Rating - C

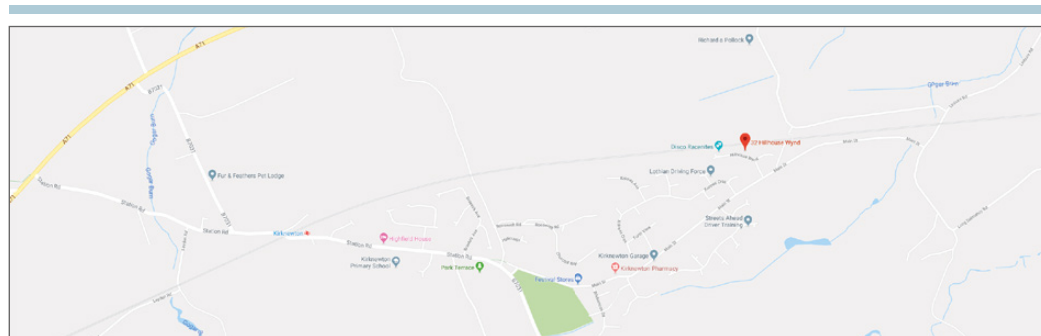


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